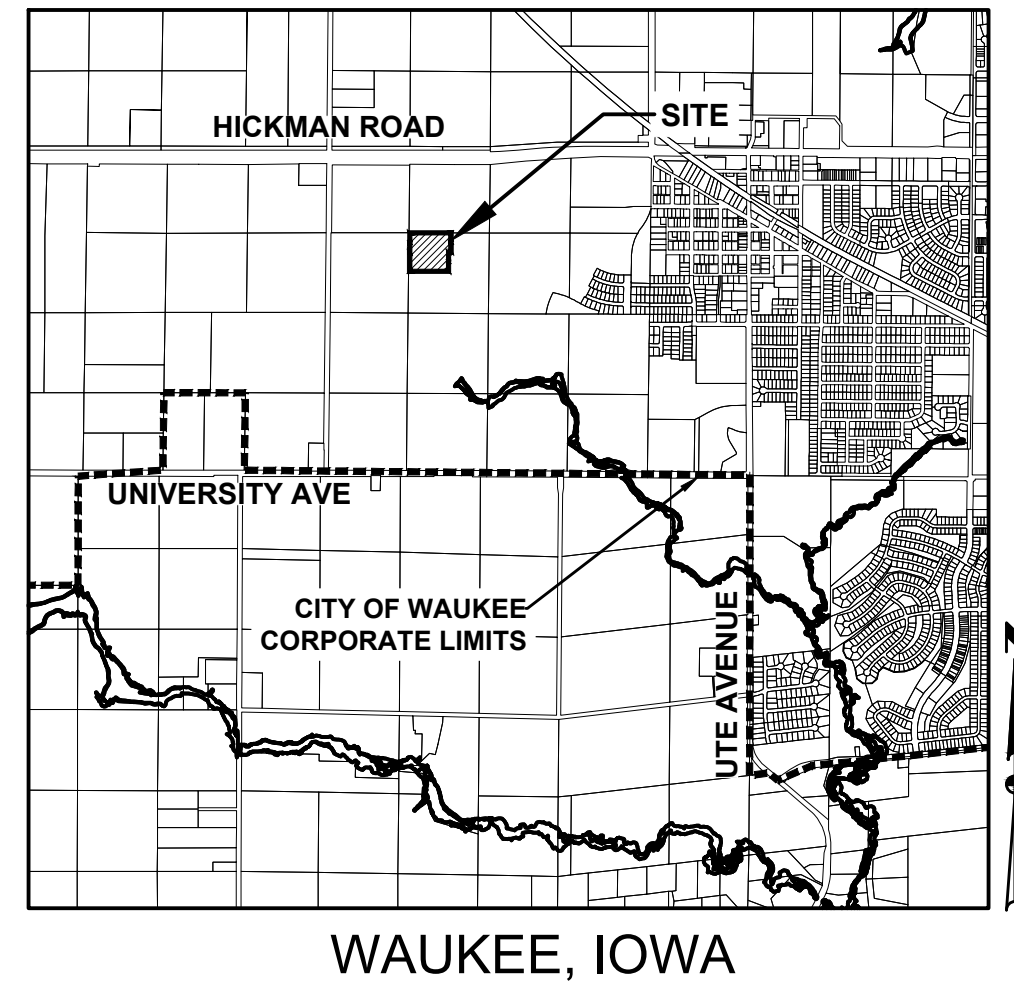


CONSTRUCTION PLANS FOR: SPRING MEADOWS PLAT 3 WAUKEE, IOWA

VICINITY MAP



OWNER / APPLICANT

WAUKEE PARTNERSHIP, LLC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727-0356

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSH TRYGSTAD
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515)-369-4400

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 0.91 ACRES (39,785 SF)

ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

CONSTRUCTION SCHEDULE

SUMMER 2024 - SPRING 2025

DATE OF SURVEY:

SEPTEMBER 2022

BENCHMARKS

WAUKEE STANDARD BM #120 +/- 150 FEET SOUTH OF INTERSECTION OF U PLACE AND 300TH STREET (DALLAS COUNTY), 6 FEET WEST OF NORTH/SOUTH FENCE, 31 FEET EAST OF U PLACE.
ELEVATION=1011.76

SUBMITTALS

FIRST SUBMITTAL: 04/15/2024
SECOND SUBMITTAL: 05/09/2024
SIGNED SUBMITTAL: 05/14/2024

AS-BUILT SUBMITTAL: 10/25/2024

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-3)

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: TOTAL 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
- REAR YARD SETBACK: 30 FEET

PARKLAND DEDICATION

PARKLAND REQUIRED

SINGLE FAMILY: 3 UNITS
x 3 PEOPLE/UNIT
x 6.5 ACRES/1000 PEOPLE
= 0.06 ACRES

PARKLAND TO BE PROVIDED WITHIN FUTURE SPRING MEADOWS PLATS

NOTES

1. ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE ENGINEERING DEPARTMENT.
3. THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE CONSTRUCTION DRAWINGS ARE SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS AND DETAILS
3	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
4	HYDRANT COVERAGE
5	GRADING PLAN
6	EROSION AND SEDIMENT CONTROL PLAN
7	PLAN AND PROFILE
8	INTERSECTION DETAILS

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 32, SPRING MEADOWS PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°40'15" EAST ALONG THE SOUTH LINE OF STREET LOT 'C', SAID SPRING MEADOWS PLAT 1, A DISTANCE OF 306.50 FEET TO THE SOUTHEAST CORNER OF SAID STREET LOT 'C'; THENCE SOUTH 00°40'41" WEST ALONG THE WEST LINE OF LOT 16, SPRING CREST PLAT 5, AN OFFICIAL PLAT, 129.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 89°40'15" WEST, 305.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32; THENCE NORTH 00°19'45" EAST ALONG THE EAST LINE OF SAID LOT 32, A DISTANCE OF 129.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.91 ACRES (39,785 SQUARE FEET).

AS-BUILT DRAWINGS

AS-BUILT PLANS ARE BASED ON SURVEYED INVERT ELEVATIONS AND INFORMATION SUPPLIED BY THE CONTRACTOR. CIVIL DESIGN ADVANTAGE TAKES NO RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO THE PLANS WITHOUT CITY/OWNER KNOWLEDGE. FIELD VERIFICATION OF UTILITIES OR OTHER PLAN ELEMENTS IS ALWAYS RECOMMENDED.

GENERAL LEGEND

PROPOSED	EXISTING
SECTION LINE	SANITARY MANHOLE
CENTER LINE	WATER VALVE BOX
RIGHT OF WAY	FIRE HYDRANT
PERMANENT EASEMENT	WATER CURB STOP
TEMPORARY EASEMENT	WELL
TYPE SW-501 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-503 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-505 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-506 STORM INTAKE	FLARED END SECTION
TYPE SW-513 STORM INTAKE	DECIDUOUS TREE
TYPE SW-401 STORM MANHOLE	CONIFEROUS TREE
TYPE SW-402 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-301 SANITARY MANHOLE	CONIFEROUS SHRUB
STORM/SANITARY CLEANOUT	ELECTRIC POWER POLE
WATER VALVE	GUY ANCHOR
FIRE HYDRANT ASSEMBLY	STREET LIGHT
SIGN	POWER POLE W/ TRANSFORMER
DETECTABLE WARNING PANEL	UTILITY POLE W/ LIGHT
WATER CURB STOP	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SUBDRAIN	TELEPHONE MANHOLE/VAULT
SANITARY SEWER WITH SIZE	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
TOP OF PROPOSED GROUND	FIBER OPTIC
MINIMUM PROTECTION ELEVATION	UNDERGROUND TELEPHONE
OVERFLOW ROUTE	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY CMT, (PN 232035SPJ), DATED APRIL 10, 2023.

THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

THE 2023 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2024 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2205.355

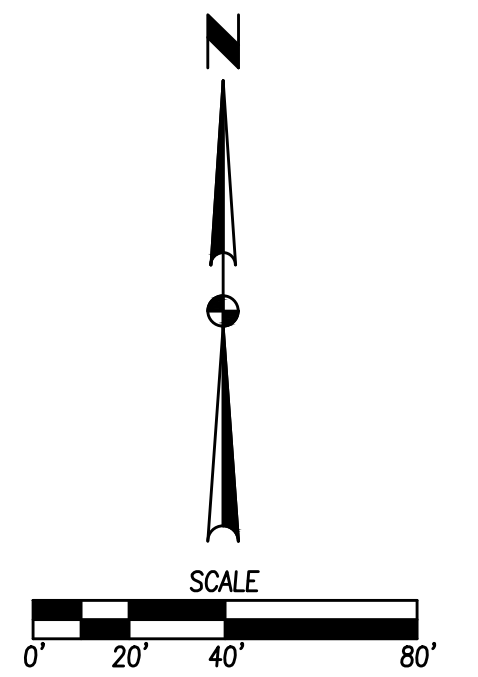
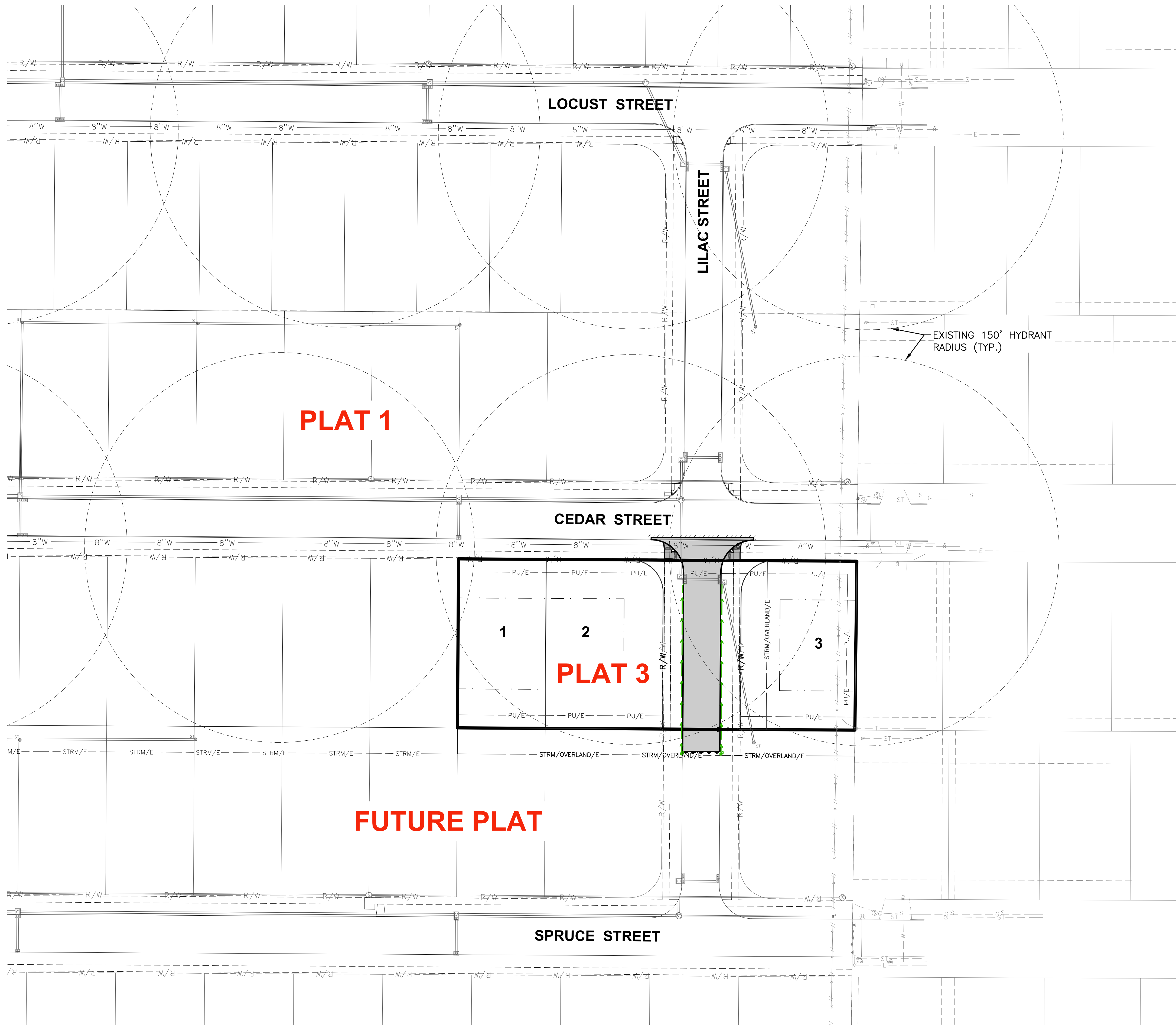
IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Joshua A. Trygstad
JOSHUA A. TRYGSTAD, P.E. DATE: 10/25/2024

LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1-8

FILE: H:\2024\220535\SPRING MEADOWS PLAT 3\ASBUILT\220535-PLAT 3.CAD - CONCEPT-1.MXD
 ASBUILT.DWG
 PLOTTED BY: CAROL YOUNGBLOOD
 PLOTTED ON: 10/29/2024 3:38 PM
 DEPARTMENT: ENR



REVISIONS	DATE
AS-BUILT SUBMITTAL	10/25/2024
SIGNED SUBMITTAL	05/14/2024
SECOND SUBMITTAL	05/09/2024
FIRST SUBMITTAL	04/15/2024

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

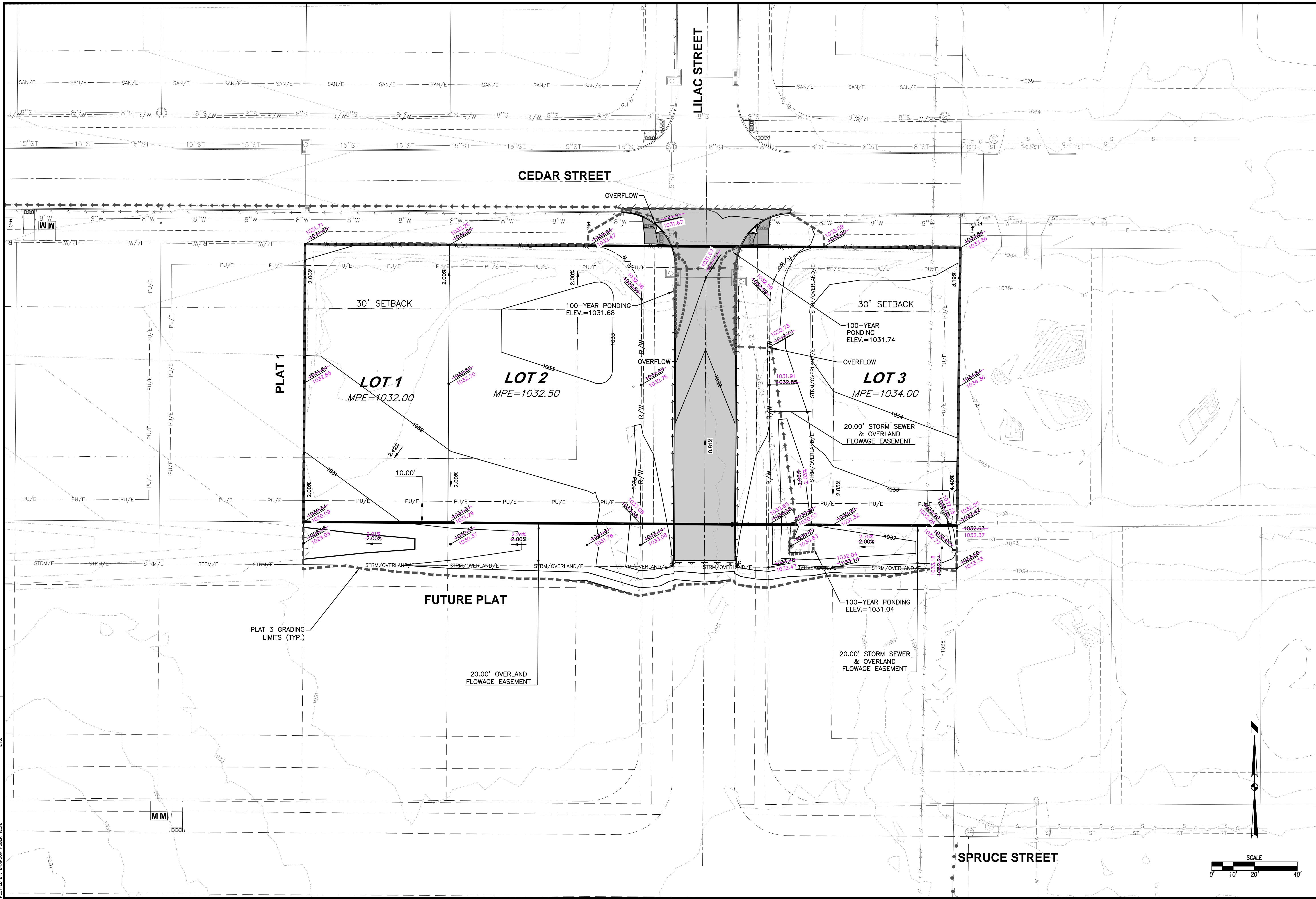


WAUKEE, IOWA

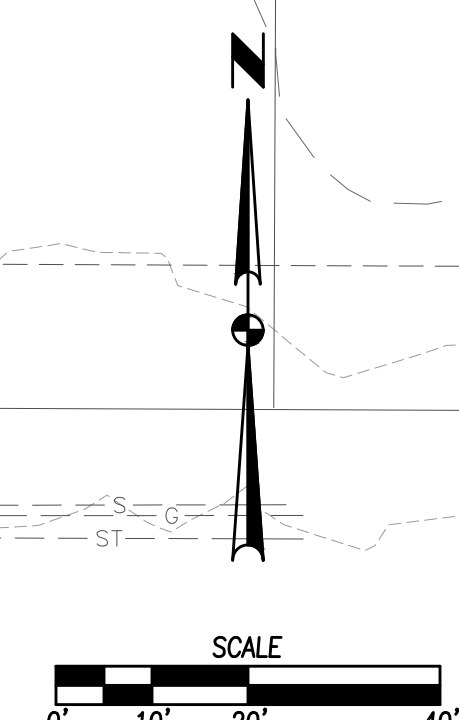
SPRING MEADOWS PLAT 3
 HYDRANT COVERAGE

ENGINEER: JAT
 TECH: JDS

FILE: H:\2022\2205355\WORK\PLAT 3\ASBUILTS\2205355-PLAT 3 COS-GRADING ASBUILD.DWG
 PLOTTED BY: BRADON HUBER TECH
 DATE: 10/31/2024 9:17 AM
 DWGNO: 2205355

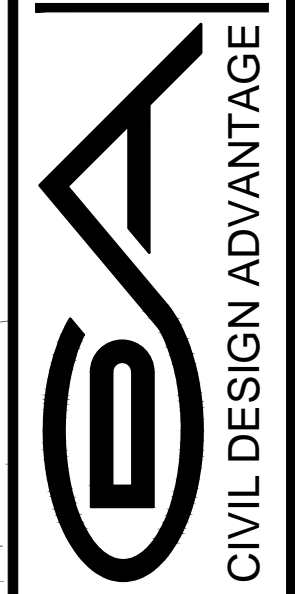


PLAT 3 GRADING LIMITS (TYP.)



REVISIONS	DATE
AS-BUILT SUBMITTAL	10/25/2024
SIGNED SUBMITTAL	05/14/2024
SECOND SUBMITTAL	05/09/2024
FIRST SUBMITTAL	04/15/2024

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

5
8
 2205.355



TECH: JDS

ENGINEER: JAT

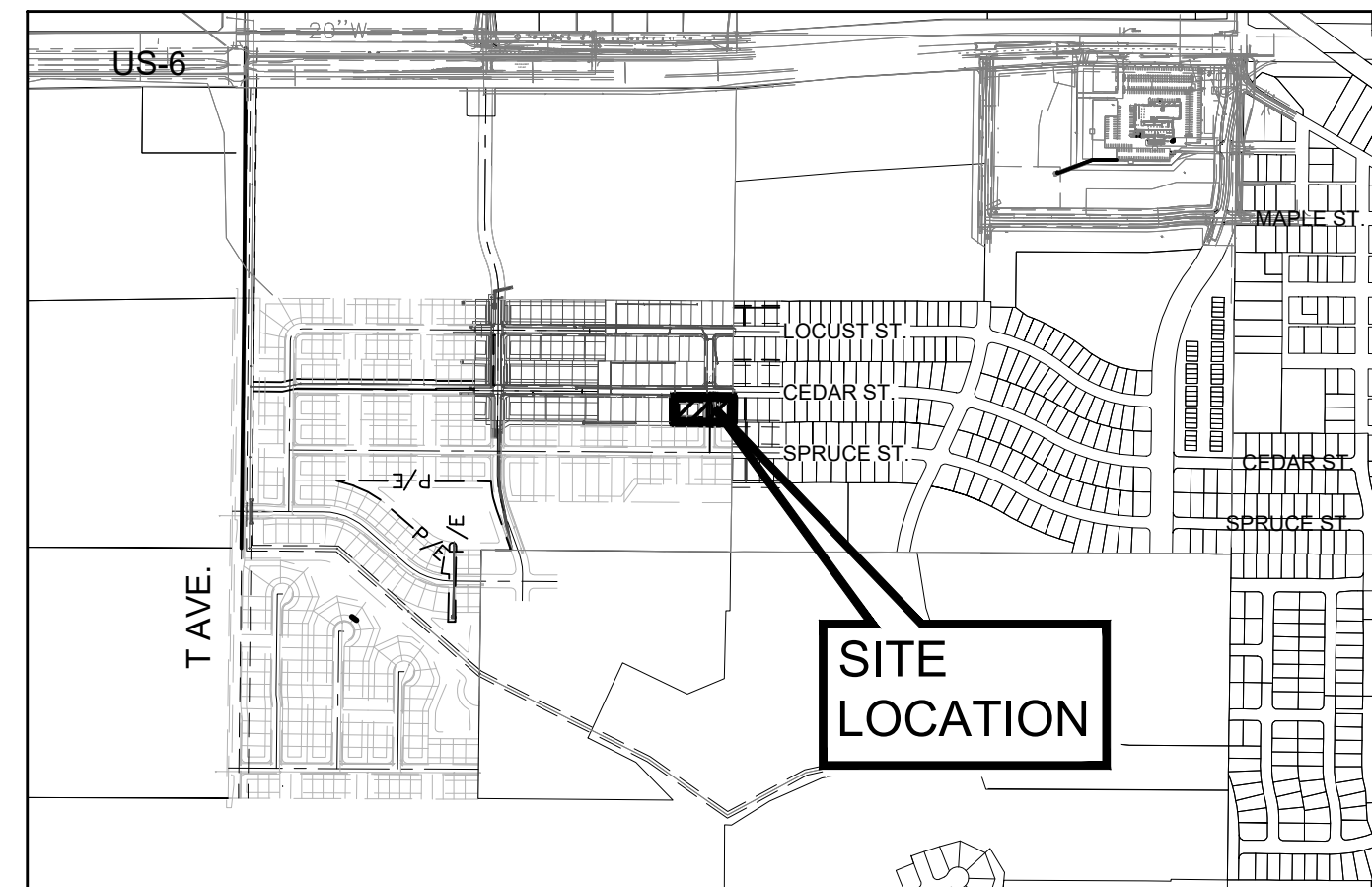
SPRING MEADOWS PLAT 3
GRADING PLAN

SPRING MEADOWS - PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	915
2	FILTER SOCK	LF	330
3	PERM. SEEDING, FERTILIZING, AND MULCHING	AC	1.05
4	TYPE 4 TEMPORARY STABILIZATION MIX	AC	1.13
5	INLET PROTECTION DEVICES	EA	3
6	CONCRETE WASHOUT PIT	EA	1

NOTES:

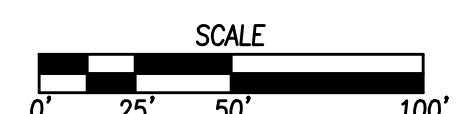
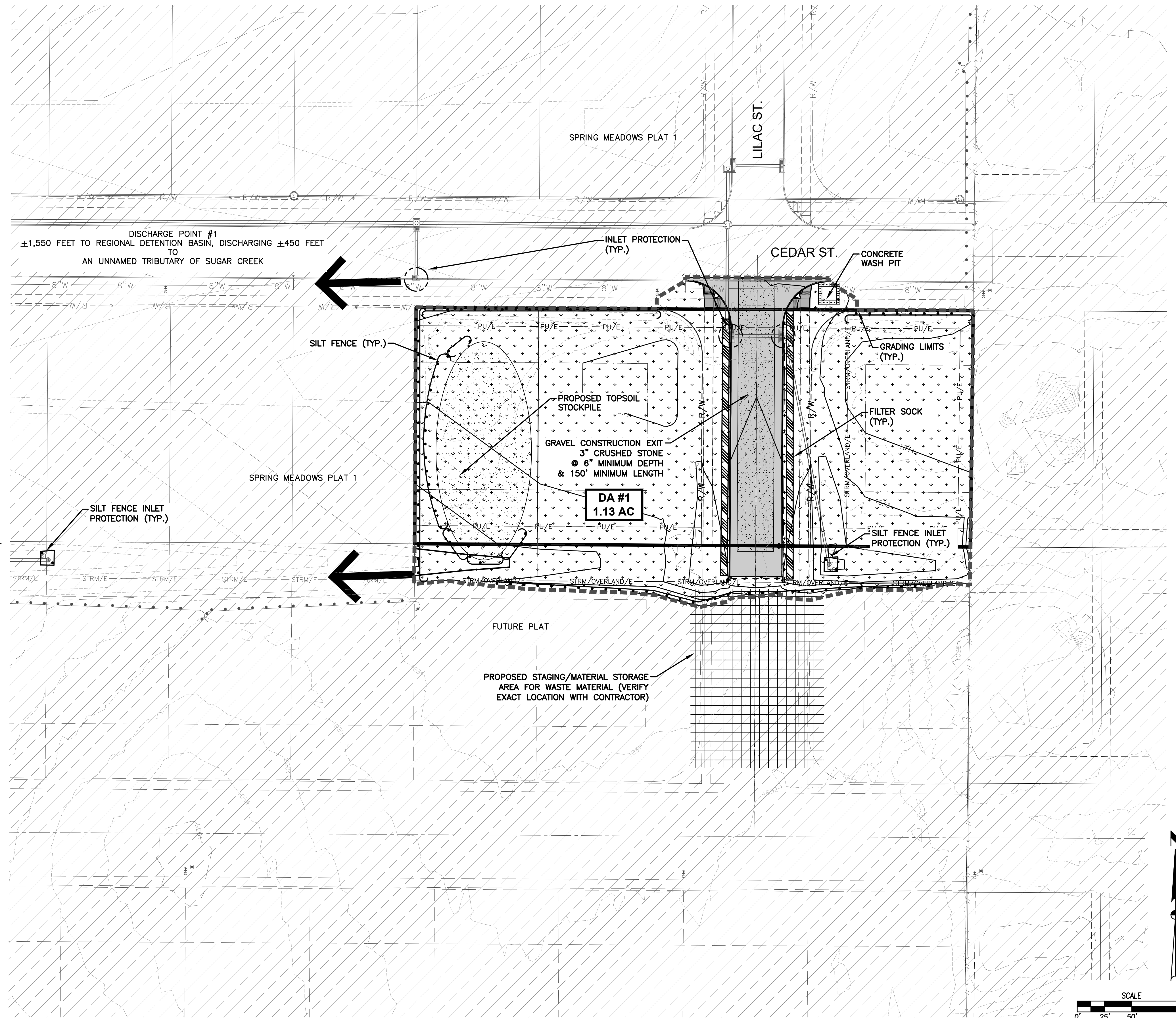
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- DEBRIS SPILLED INTO THE R.O.W. SHALL BE PICKED UP AT THE END OF THE WORK DAY OR PRIOR TO ANY RAIN EVENT.

DISCHARGE POINT SUMMARY

REFER TO SWPPP FOR SPRING MEADOWS PLAT 1

SWPPP LEGEND

DRAINAGE ARROW		AREA TO BE SEEDED	
GRADING LIMITS		UNDISTURBED AREA	
FILTER SOCK		RIP-RAP	
SILT FENCE		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TURF REINFORCEMENT MATTING	
CONCRETE WASHOUT PIT			



DATE	REVISIONS
10/25/2024	AS-BUILT SUBMITTAL
05/14/2024	SIGNED SUBMITTAL
05/09/2024	SECOND SUBMITTAL
04/15/2024	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400



SPRING MEADOWS PLAT 3
EROSION AND SEDIMENT CONTROL PLAN

